

COMMITTEE ON PLANNING & DEVELOPMENT
(Standing Committee of Berkeley County Council)

Chairman: Mrs. Judith K. Spooner, District No. 2

Members: Mr. Milton Farley, District No. 1
Mr. William E. Crosby, District No. 3
Mr. Charles E. Davis, District No. 4
Mr. Steve M. Vaughn, District No. 5
Mrs. Judy C. Mims, District No. 6
Mr. Caldwell Pinckney, Jr. District No. 7
Mr. Henry L. Richardson, Jr., District No. 8
Mr. James H. Rozier, Jr., Supervisor, ex officio

The COMMITTEE ON PLANNING & DEVELOPMENT met on Monday, March 19, 2001, Berkeley County Office Building, 223 North Live Oak Drive, Moncks Corner, South Carolina, at 6:11p.m.

PRESENT: Mrs. Judith K. Spooner, Councilmember District No. 2, Chairman; Mr. Milton Farley, Councilmember District No. 1; Mr. William E. Crosby, Councilmember District No. 3; Mr. Charles E. Davis, Councilmember District No. 4; Mr. Steve M. Vaughn, Councilmember District No. 5; Mrs. Judy C. Mims, Councilmember District No. 6; Mr. Caldwell Pinckney, Jr., Councilmember District No. 7; Mr. Henry L. Richardson, Jr., Councilmember District No. 8; and Mr. D. Mark Stokes, County Attorney. Mr. James H. Rozier, Jr., Supervisor, Jr., ex officio, absent.

The requirements of the Freedom of Information Act have been complied with by posting the time, date, place and copy of Agenda of this Committee meeting of Berkeley County Council at the entrance to the Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina, and a copy of such notice was mailed to all Councilmembers and the News media.

Chairman Spooner called the meeting to order stating that the Committee needed to go into Executive Session for the discussion of employment, appointment, compensation, promotion, demotion, discipline or release of employee, a student or person regulated by public body or the appointment of a person to a public body or to receive legal advice where the legal advice relates to a pending, threatening or potential claim or matters covered by attorney clinic privileged.

Councilmember Vaughn moved to enter into executive session; seconded by Councilmember Davis; and passed by voice vote of the committee.

The Committee entered Executive Session at 6:12 p.m.

The Committee returned from Executive Session at 6:36 p.m. Mr. Mark Stokes, County Attorney, reported that the Committee entered Executive Session to discuss matters as stated in the motion; no action was taken.

Chairman Spooner stated that the first item on the agenda is Regency Development Associates Inc., Re: Beach Pointe.

Collen D. Siniard, of Regency Development Associates, Inc., Columbia, South Carolina, presented the Council handouts on Regency Development and the proposal that Regency is hoping to be successful in Moncks Corner. Mrs. Siniard gave an overview of Regency Development; which included Regency Development Associates and Regency Constructors. Regency was acquired in 1999 by SunTrust Community Development Cooperation; a subsidiary of SunTrust Bank, which is the tenth largest bank in the nation. This association with the bank affords Regency the ability to develop affordable housing.

Ms. Siniard continued this proposal will be financed by the Low Income Tax Credit Program for Affordable Housing, which is out of Columbia, South Carolina, State Housing Authority. They are allocated about \$4.9 million dollars in credit each year from the Federal Government. Ms. Siniard explained that potential residents must verify income levels, pass background and credit checks, and show a favorable rental history to be considered for occupancy. Ms. Siniard indicated that the benefits for the community were an increase tax base, local jobs for construction and professional management staff. Increased rental housing for moderate-income families is at 60%, so for a family of four, the maximum income is \$26,760 a year. Beacon Pointe will bring an investment of almost \$2.9 million dollars. The property is a 4.5 acre track located on South Live Oak Drive, Moncks Corner, across the street from Magnolia Manor Nursing Home. Ms. Siniard stated, it will consist of , forty units; the breakdown is, sixteen units - 2 bedroom, 1 bath units 810 sq. ft., and twenty-four units - 3 bedroom, 2 bath units 1093 sq. ft. Ms. Siniard reported that construction was expected to begin November 2000 and be completed in September 2002.

Councilmember Mims asked Ms. Siniard how Regency comes up with cost of rent per month?

Ms. Siniard explained that it goes by 60% of median income. Median Income has a high rent and a low rent, and they reduce that rent by 80% of what could be charged. To make it affordable they have conducted a market analysis of the area to see what they could charge.

Councilmember Vaughn asked how much the land cost?

Ms. Siniard reported that the Land cost was approximately \$150,000. Regency has an option on the property.

Councilmember Vaughn inquired as to what Regency needed from Council.

Ms. Siniard explained that to obtain this tax credit, Regency will have to apply and compete with about 75 other applications, but only 20-25 of them will be funded. Ms. Siniard indicated what she is looking for is a letter of support from the local government, and had given Chairman Spooner a sample of this type of this letter. Ms. Siniard explained a letter from the local government will add points to Regency's application.

Chairman Spooner asked what was the pleasure of the Committee; Councilmember Crosby suggested the Committee accept this for information.

Second item on the agenda was, Review prior to Second Reading of Bill No. 00-8, An Ordinance to provide the means to monitor and identify the growth of businesses in the unincorporated area of Berkeley County, so as to plan for the necessary services that are needed for the growth.

Chairman Spooner explained that the County Council Rules state that when a Bill has been outstanding for a year with no action on it the Bill becomes dead, and would have to be restarted from the ground up. Chairman Spooner placed this Bill on the agenda because it was at this point.

Councilmember Vaughn moved to kill the Bill; seconded by Councilmember Mims.

Chairman Spooner expressed that she would like for Council to take one more look at the Bill before destroying it. Her concern was with all the little businesses that are cropping up, and are not being monitored.

Councilmember Mims stated that she hopes this was not a method of producing money. Councilmember Mims explained that she was President of the Chamber in 1997, and that small businesses suffer every time more restrictions are placed on them

Chairman Spooner asked Mr. Robbie Metts, Administrative Director of Berkeley County, to approach the podium to explain why this Bill was developed in the first place.

Mr. Metts addressed the Council, stating that Staff had not looked at this Bill in the past eight to nine months. Mr. Metts also said that the Draft in the packet was not the last draft of this Bill. Mr. Metts explained that the County feels like it needs to have some type of monitoring of businesses as they relate to Berkeley County, it is very difficult for the County to track businesses unless they have a Regular Business Licenses with the State. In the cities it is much easier, because most of the municipalities have a business licenses, but in the unincorporated areas Berkeley County it is more difficult to have a handle on this. He did state that this Ordinance would allow the County to collect delinquent Business Personal Property Taxes in a more timely fashion than the County is now able to do. This is because the newer draft of the Ordinance states that if a business does not pay Business Personal Property Taxes, then Berkeley County would be able to revoke the Business Licenses, and if you did not have a Business Licenses one could not conduct business. That was the in forced mechanism that would allow the County to collect revenue. This will help the County in monitoring where businesses are in

the County, and whether or not they are meeting the regulations of the County. Mr. Metts expressed that the County has been unsuccessful in collecting delinquent Business Taxes.

Councilmember Crosby agreed there needs to be some mechanism to monitor the businesses in Berkeley County. He expressed he feels like if this Ordinance is killed without giving it a chance, the County would be hurting itself.

Chairman Spooner stated, about 8 years ago Sheriff Isgett said it would be a great help to the Sheriff's Department if they knew where businesses were located, and a business licenses would be one way of doing this.

Councilmember Vaughn stated that Janet Jurosko came to him asking to add one to two positions to her budget for the sole purpose of collecting Personal Property Taxes. His question to Mr. Metts was if these positions still needed to be on the budget for next year?

Mr. Metts stated, as he understood it, those positions had nothing to do with collecting delinquent taxes. What she requested the positions for, was to go to the businesses to help them in filling out the PT100 Form and actually filing a good return. What this does is helps the Auditors office to have a correct dollar figure to collect from, but that does not force the business to pay the tax bill. When the business does not pay their taxes; it falls on the delinquent tax collectors office.

The Chairman called for the vote, and announced it appeared to be more ayes (to deny) than nays. The recording is not clear.

Chairman Spooner addressed the next item on the agenda as; Review prior to Third Reading of Bill No. 00-52, An Ordinance to amend the Sign Ordinance of Berkeley County, South Carolina, (Ordinance No. 86-12-10), to designate scenic areas within the unincorporated areas of Berkeley County.

Chairman Spooner explained that the roads that are placed in this Ordinance are roads that the Council feels are scenic highways and planned to schedule a workshop to revisit the issue.

Councilmember Vaughn moved to adjourn; seconded by Councilmember Davis; and passed by voice vote of the Committee.

The meeting was adjourned at 7:05 p.m.

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There will be a Meeting of the COMMITTEE ON PLANNING AND DEVELOPMENT, Standing Committee of Berkeley County Council, on Monday March 19, 2001, in the Assembly Room, Berkeley County Office Building, 223 N. Live Oak Drive, Moncks Corner, South Carolina, following Public Hearings, scheduled to begin at 6:00 p.m.

AGENDA

- A. Regency Development Associates, Inc., Re: Beach Pointe
- B. Review prior to Second Reading of Bill No. 00-8, An Ordinance to provide the means to monitor and identify the growth of businesses in the unincorporated area of Berkeley County, so as to plan for the necessary services that are needed for that growth.
- C. Review prior to Third Reading of Bill No. 00-52, An Ordinance to amend the Sign Ordinance of Berkeley County, South Carolina, (Ordinance No. 86-12-10), to designate scenic areas within the unincorporated areas of Berkeley County.

March 14, 2001
S/Barbara B. Austin
Clerk of County Council